

MINUTES OF MEETING
STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, October 4, 2021 at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Basan Nembirkow	Chairman
Robert DiCocco	Vice Chairman
Chris Manjourides	Assistant Secretary
Terry Siron	Assistant Secretary
Julia Dan Tu	Assistant Secretary

Also present were:

George Flint	District Manager
Vivek Babbar	District Counsel
Dave Reid	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Hearing no public comments, we will move on.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the August 2, 2021 Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes?

Ms. Dan Tu: I just had one correction where I was talking about how the insurance was \$550 per year. In the budget, I think we put in \$1,100.

Mr. Flint: What section is this?

Ms. Dan Tu: Page 7. In the budget we put in \$1,100.

Mr. Flint: What is the concern?

Ms. Dan Tu: I think I just misunderstood, I'm sorry.

Mr. Flint: Either the 2014 Series was already approved previously or we will bring it back when it needs to be done. But yes, it is \$550 for two bonds issues. Are there any other questions on the minutes? If not, is there a motion to approve them?

On MOTION by Mr. DiCocco, seconded by Mr. Siron, with all in favor, the Minutes of the August 2, 2021 Board Meeting, were approved.

B. Consideration of Check Register

Mr. Flint: Next is the check register. This is from July 26th through September 27th totaling \$73,128.81. Were there any comments questions on the check register? If not is there a motion to approve it?

On MOTION by Mr. Siron, seconded by Mr. DiCocco, with all in favor, the Check Register totaling \$73,128.81, was approved.

C. Balance Sheet and Income Statement

Mr. Flint: Next, we have the unaudited financials through August 31st, 2021. There is no action required on this, but if the Board has any comments or questions, we can discuss those. We are fully collected on our assessments and our expenses are under our prorated budget. We are actually over 100% collected and that is because we have to allow for early payment discounts, so to collect \$100 we have to assess \$106 because 2% goes to the county and 4% if someone pays in November.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of First Amendment to Landscape Maintenance Agreement with Down to Earth

Mr. Flint: This amendment extends the term of the agreement for an additional 12 months. I don't think there were any price changes, it holds the price the same and just extends the term of the agreement.

Mr. Siron: I have a question. We got an email from homeowners about a change of address or contacting them and the name looked to be different than Down to Earth. Was there a legal name change with Down to Earth?

Mr. Flint: Did the HOA change contractors?

Mr. Siron: It's still Down to Earth.

Mr. Flint: There's been some different acquisitions with Down to Earth so they may have changed addresses. They were acquired but that was some time ago, maybe they just now got around to announcing that. If the Board is okay with just extending the term at the same price, a motion to approve this amendment would be in order.

On MOTION by Mr. Siron, seconded by Mr. DiCocco, with all in favor, the First Amendment to Landscape Maintenance Agreement with Down to Earth, was approved.

B. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021

Mr. Flint: This is required by the State because we are a government entity. We are required to have an annual independent audit performed, and you had previously selected Berger Toombs to perform the audit. This engages them to perform the audit for the fiscal year that we just ended on September 30th, so it is for this Fiscal Year 2021. It's for a not-to-exceed of \$3,650, which is consistent with the price they provided when we bid it out.

Ms. Dan Tu: I have a question about Page 2. It says, "To conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time." Is this normal for a CDD to be a going concern of doubt?

Mr. Flint: Yeah, that is one of the things that they have to review. The auditor general for the state of Florida has a series of items that have to be evaluated as part of the audit. One of those is the financial condition of the CDD and there's some criteria in the statutes that would indicate that there's a financial emergency so they have to determine whether we meet that or not. We don't meet that, if we did, they would have to identify that in the audit. Our audits ever since we've been involved have been clean, there have been no comments or recommendations.

Ms. Dan Tu: Okay, thank you.

Mr. Flint: Any other questions on the engagement letter? If not, is there a motion to approve it?

On MOTION by Mr. Nembirkow, seconded by Mr. DiCocco, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar: Just one quick update with respect to the House Bill that passed earlier this year. It requires a report by June 30th, 2022, and then every five years after that with respect to our stormwater systems. At this point there’s not a lot of details in the bill, but we will coordinate with the District Engineer and District Manager with respect to using the reports that are already generated on an annual basis for the Trust Indenture and the public facilities report. We just have to describe the stormwater system, how many residents it services, and what we budget for maintenance and operation costs. I just wanted to get the Board know that that is something that needs to be worked on but that we have a little bit of time before we need to submit our report to the county.

Mr. Flint: What Vivek was explaining is that there was a House Bill adopted in the last legislative session that requires any government entities that own wastewater systems or maintain stormwater systems to do additional annual reporting that would be submitted to each county that the government entity is in. As usual with these legislative matters, they don’t provide a lot of detail. They are supposed to be developing some administrative guidance on how the report would be prepared. We plan to come back to you at a future meeting with a proposal from your District Engineer to prepare the necessary report. But as Vivek indicated, we are still waiting for some guidance on what needs to be covered. It affects all CDDs and any other government entities that own or maintain stormwater or wastewater.

B. District Engineer

Mr. Flint: Dave, anything from your end?

Mr. Reid: Nothing new this month.

C. District Manager

Mr. Flint: I don’t have anything other than what was on the agenda. I will mention, the current Board members may not recall that the CDD used to be larger and included Parcel K, which is across Westside Boulevard. When Lennar still controlled the Board, they chose to contract the

boundaries of the District and then create a new one. So they created a new District and included Parcel K, and all the development north of Bellacita as a new CDD, which is called Stoneybrook South at ChampionsGate. When they did that, there were some wetlands that were under permits with the original CDD, which is this one. When that contraction and creation of the new District occurred, there was one permit where the operating entity should've been changed from this entity to the new one. You have to designate an operating entity for these Water Management District permits. There was a regulatory issue with one of the permits that still showed this entity as being the operating entity, which it's not intended to be. I think Buzz got an email and a letter. Since that time, that issue is being addresses by the Stoneybrook South at Champions Gate CDD and we are also transferring the operating entity name from this District to the other one. There is a simple form that has to be signed by both Districts, Buzz would sign on behalf of this one and the Chair of the other would sign on behalf of them accepting the responsibility. The violation is a grey area, it was an area that was never changed and was an existing area that was not modified as part of the development. Someone from water management came to inspect the other area and saw that there were some exotics that were growing in this area that had not been impacted by the development and made an interpretation that we had to treat those exotics.

Mr. Nembirkow: What is an exotic exactly?

Mr. Reid: In this case, it's called cogon grass, it's a certain grass that's not native to the wetlands and it's been there from the very beginning.

Mr. Flint: Technically the other CDD should be the operating entity but the form was never filed to transfer that officially. I have the form with me for Buzz to sign which would do that officially, but regardless of that, the issue that was identified and is being addressed. As Dave indicated, it's just some exotic plants that need to be sprayed and controlled within the wetland.

D. Field Manager

Mr. Scheerer: Included in your agenda package is the most recent Field Manager's Report. The architectural fountain is still working well, irrigation inspections are ongoing. We did have lights repaired, there was part of one out at Bellacita. We did have an issue with that same tower there, but I didn't get out there early enough to inspect it. My photographer gave me no pictures this morning with the lights out. There were some trees down at Dew Circle, those have been replaced at the same price as the ones we got on Double Eagle. All four of the fountains are working but we still get a periodic tripping of the one on 27. The company came out and said they

couldn't find anything wrong, so we are going to see why there's a secondary breaker between the fountain and the actual main panel and see if there is something there. We have all of the interior neighborhood monuments painted, I think they did a good job compared to what they looked like. We were told that the annuals would be installed in October, but they are here today and doing them right now. We continue to meet with Down to Earth on a regular basis. Irrigation and palm tree pruning was completed, detail crews continue to trim hedges and pull weeds. F&P crew is still working on turf and plants and the fall granule application will be applied to all St. Augustine turf. That's about it, I made some notes at the bottom about the fountains and that the wall on 13th Fairway was pressure washed and cleaned. Does anyone have any questions?

Mr. Siron: I just had one question. We had some damages done at Palm Meadow Dunes and I was approached by Roger since I am Chair of the Covenants Committee. Neil Roberts and I consulted and felt it was best we refer to the CDD since it is community property. So Al is getting an estimate for the repairs caused by the vehicle. We would like to assess the homeowner that conducted the damages.

Mr. DiCocco: Why wouldn't it just be her insurance's responsibility?

Mr. Siron: They can turn it over to insurance, it's up to them.

Mr. Flint: Was there a police report done?

Mr. Manjourides: Yes, a report was done by a state trooper.

Mr. Flint: Just get the information through that and her insurance can pay for it.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Are there any other Supervisors requests or business the Board would like to discuss before you adjourn? Hearing none,

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Siron, seconded by Mr. DiCocco, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman